159.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,700 / 731,700
					USE VALUE:	731,700 / 731,700
					ASSESSED:	731,700 / 731,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSHALL DANIEL F &
Owner 2:	HOE NANCY S
Owner 3:	
Street 1:	167 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOE NANCY S -
Owner 2:	-
Street 1:	167 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1592 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	290,700		441,000	731,700
Total Card	0.161	290,700		441,000	731,700
Total Parcel	0.161	290,700		441,000	731,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.61 /Parcel: 459.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105638

GIS Ref

GIS Ref

Insp Date 06/30/18

!12405!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,700	0	7,000.	441,000	731,700		Year end	12/23/2021
2021	101	FV	282,100	0	7,000.	441,000	723,100		Year End Roll	12/10/2020
2020	101	FV	282,100	0	7,000.	441,000	723,100	723,100	Year End Roll	12/18/2019
2019	101	FV	222,900	0	7,000.	441,000	663,900	663,900	Year End Roll	1/3/2019
2018	101	FV	222,700	3400	7,000.	371,700	597,800	597,800	Year End Roll	12/20/2017
2017	101	FV	222,700	3400	7,000.	340,200	566,300	566,300	Year End Roll	1/3/2017
2016	101	FV	222,700	3400	7,000.	289,800	515,900	515,900	Year End	1/4/2016
2015	101	FV	210,300	3400	7,000.	252,000	465,700	465,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:38:52

LAST REV

Date	Time
07/09/18	14:38:29

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOE NANCY S,	61348-113		3/7/2013	Convenience	1	No	No		
MANLEY LAWRENCE	29668-218		1/15/1999		275,000	No	No		Y

USER DEFINED

Prior Id # 1:	105638
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2012	279	Re-Roof	2,500					install new rubber
5/20/2009	358	Manual	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	PH	Patrick H
6/12/2018	MEAS&NOTICE	BS	Barbara S
10/24/2008	Meas/Inspect	189	PATRIOT
1/17/2000	Inspected	277	PATRIOT
12/1/1999	Measured	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30954766
Const Adj.:	0.99989998
Adj $ / SQ:	176.771
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421251
Depreciation:	130588
Depreciated Total:	290663

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

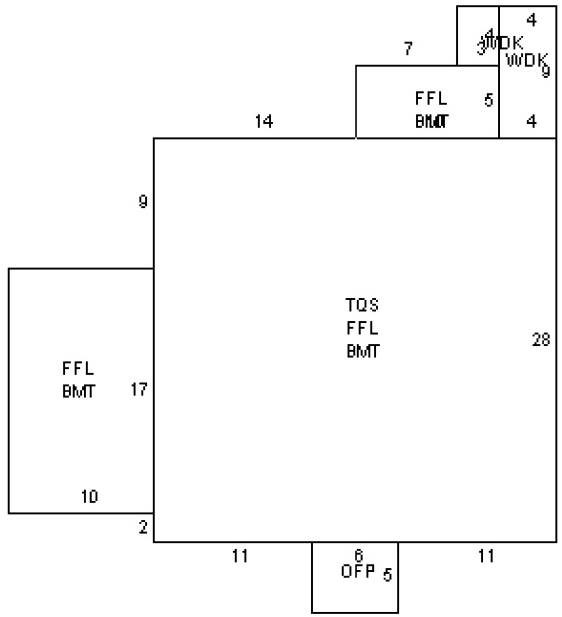
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.77
Special Features:	0	Val/Su Net:	108.71
Final Total:	290700	Val/Su SzAd	182.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,004	53.030	53,244
FFL	First Floor	1,004	176.770	177,478
TQS	3/4 Story	588	176.770	103,942
WDK	Deck	48	16.000	768
OFP	Open Porch	30	44.000	1,320

Net Sketched Area:	2,674			Total:	336,752
Size Ad	1592	Gross Area	2870	FinArea	1592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X18	A	AV	1924	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc